

Quick Read

Executive of the Month



Yale Stogel
Alan Margolin & Associates
SEE PAGE 3B

Construction continues on the West; design by Concrete



SEE PAGE 4B

Product of the Month Shark Byte Systems launches GarageNet

SEE PAGE 5B

CetraRuddy wins preservation award for Fotografiska NY



SEE PAGE 6B

16 Pages

Contributing Authors..... 8-9B
Professional Profiles..... 10B

New York Real Estate Journal
nyrej.com

Design/Build

nyrej

THE COMMERCIAL REAL ESTATE MEDIA SOURCE



"28 & 7" DESIGNED BY SKIDMORE, OWINGS & MERRILL – 12-STORY PROJECT

Klövern AB and GDS Development top out Manhattan office building

MANHATTAN, NY According to Klövern AB of Sweden and locally based GDS Development (GDSNY), headed by architect Michael Kirchmann and Alan Radkoff, 28 & 7, the new 12-story class A boutique office building located at 322-326 7th Ave., in the Chelsea neighborhood, has topped out.



Kirchmann describes this topping out, which took place ahead of schedule, as, "A culmination of incredible teamwork. Kudos go to our design team, general contractor and all of the construction workers and sub-contractors who have continued to show up and work so hard in spite of this pandemic. They are a big part of what makes New York great!"



Located at the corner of 28th St. and 7th Ave., the building is at the dynamic intersection of Hudson Yards and Penn Station just minutes to the east, and NoMad to the east. The property is located adjacent to the Fashion Institute of Technology and near another GDSNY project that just recently topped out, 1245 Broadway.



Skidmore, Owings & Merrill designed the 12-story office building with a structural grid of black glazed terracotta. The custom-designed curved terracotta profiles capture and reflect light in their smooth, sculptural contours. The reflective black glaze distinguishes the building from its masonry neighbors, and will create an elegant silhouette along 7th Ave. The grid-spacing then opens up at the ground level, maximizing visibility for the storefronts and the lobby.

The design features 105,000 s/f of leasable space, providing maximum tenant flexibility and efficiency. Structural columns integrated into the facade grid, and flat slab concrete floors, create column-free workspaces with spans up to 40 ft.

The building is targeting LEED Silver certification as well as WELL certification. Large floor-to-ceiling windows flood the floorplates with natural light, with corners that are fully glazed. For energy efficiency, the windows will be triple glazed and incorporate a low-e coating. Along

with improved insulation, this helps the building meet the city's Zero Green initiative. Secure bike storage will be offered on the ground floor and all office floors feature executive style bathrooms, and a shower and changing room to cater to an active lifestyle. The general contractor is Tricon Construction.

The 12th floor penthouse is surrounded by a shaded terrace that opens up to a panoramic garden terrace. Completion is expected in late 2021.

Urban Design Forum names WIP Collaborative winner of "Care for Hudson Sq." design competition

MANHATTAN, NY According to Urban Design Forum, WIP Collaborative is the winner of "Care for Hudson Sq.," a recovery initiative in partnership with Hudson Square Properties and Hudson Square Business Improvement District to reinvigorate the public realm with site-specific installation.

On King St. between Hudson and Greenwich Sts., WIP Collaborative's installation is designed to act as a new interactive destination in Hudson Sq., a place for residents, office tenants, and temporary public communities to gather around a range of activities. The installation itself, titled "Restorative Ground," will straddle the parking lane and part of the sidewalk and is proposed to align with King St.'s participation in the Open Streets Program.

Using durable materials found commonly in playgrounds,

like recycled rubber and AstroTurf the installation will feature modular sections for seating and climbing. After a two-round design competition that invited small and M/WBE firms based in the city, the winning design by WIP Collaborative was selected to be constructed and unveiled in the coming months at Hudson Sq. WIP Collaborative is a women-led team composed of seven independent designers and their respective practices – that include Abby Coover (Over Lay Office), Bryony Roberts (Bryony Roberts Studio), Elisa Ponce, Lindsey Harkema (WIP Studio), Ryan Brook Thomas (Kalos Eidos), Sera Ghadai and Sonya Ginson. They will work with Hudson Square Properties and Hudson Square BID to develop a placemaking installation on King St.

For full story visit nyrej.com

Product of the Month

INNOVATIVE CLOUD-BASED PARKING REVENUE-CONTROL SOLUTIONS

Shark Byte Systems launches GarageNet: AI & machine learning transform NYC parking



Mike Sharkey
founder of Shark Byte Systems, Inc.

NEW YORK, NY Shark Byte Systems, Inc., a Manhattan-based software developer, has been leading a wave of technological innovation in the parking industry for over 20 years with its proven cloud-based GarageNet revenue-control solutions that simplify parking facility management, boost productivity, and provide the highest levels of customer service. The company serves real estate developers, owners, and operators, as well as commercial parking operators, hotels, hospitals, and event parking venues.

Michael Sharkey, Shark Byte CEO said, "The latest addition to the GarageNet revenue-control suite is GarageNet Video Analytics, a video-based parking solution built on artificial intelligence and machine learning. When a vehicle enters/exits a parking facility, security cameras capture the event and the video analytics algorithms identify key vehicle features such as make, model, color, license plate, and direction and then automatically generate a printed or virtual ticket. This solution works in both gated and non-gated facilities, so all parking operations can be monitored from anywhere with real-time alerts and cloud-based reporting tools."

Algin Management is using the GarageNet Video Analytics solution in all their parking operations. The company has benefited from the increased automation, added controls, and accurate real-time inventories, which resulted in improvements to the customer experience such as faster in-out access and touchless payments.

Video Analytics complements the fully-integrated revenue-control software suite and white-label web portal that parkers access to pay for parking, make future reservations, and request their vehicle from any smartphone without having to download an app. Additional GarageNet parking solutions include Valet, Mobile Valet, Mobile Checkout, Web Back Office, Payment Kiosks, and Self-Park.

Valet contains a wide range of hardware/software configurations to handle all types of operations. It can manage various parker types (transient, monthly, hotel, and event parking) with separate rate schedules for each. Customer features can also be created for specific needs.

Mobile Valet consists of a ruggedized tablet or cell phone, a mobile printer, and the GarageNet Valet software. These Mobile Valet units operate for a standard eight-hour shift between charges and have built-in options for both Wi-Fi and cellular data connections.

Mobile Checkout allows parking operators to accept online payments from transient parkers. Parkers scan the QR code on their claim check and enter their credit card information on the PCI-compliant website. This process notifies the attendant to retrieve their car.

Web Back Office includes benefits such as real-time messaging and alert notifications, revenue and ticket break-

"The latest addition to the GarageNet revenue-control suite is GarageNet Video Analytics, a video-based parking solution built on artificial intelligence and machine learning. When a vehicle enters/exits a parking facility, security cameras capture the event and the video analytics algorithms identify key vehicle features such as make, model, color, license plate, and direction and then automatically generate a printed or virtual ticket. This solution works in both gated and non-gated facilities, so all parking operations can be monitored from anywhere with real-time alerts and cloud-based reporting tools."

outs, monthly and transient activity, traffic patterns, biometric employee time and attendance module, and many more. It offers a variety of standard reports covering ticket, revenue, and traffic statistics. The Web Back Office is accessible from any desktop or mobile device running a standard web browser.

Payment Kiosks provide customer-friendly self-service checkout functionality with speed and simplicity. Self-Park facilities are managed just as effectively as valet facilities. Extensive configuration options are available to allow for flexible systems tailored to each owner's specific needs.

GARAGE NET VIDEO ANALYTICS

MAXIMIZE REVENUE AND CONTROL

From your existing parking assets!

GarageNet Video Analytics is an artificial intelligence-based parking solution that utilizes machine learning to:

- Automatically identify every vehicle entering & exiting the facility
- Reduce manpower by automating time consuming manual processes
- Deliver cloud-based reporting and real time alerts
- Offer online portal for touchless payments, reservations, and vehicle requests

www.GARAGENET.COM
(820) 461-2237 Sales@GarageNet.com
125 Maiden Lane, Suite 201, New York, NY 10038

Powered by Shark Byte Systems, Inc.

New York Real Estate Journal

nyrej

THE COMMERCIAL REAL ESTATE MEDIA SOURCE

CELEBRATING 30 YEARS
Oct. 20-Nov. 2, 2020

USA \$6.95

Westchester County Town of the Month
NY PAGE 4A

Cortlandt...Where life works, the economy is evolving, and the future is bright with opportunities

Lantern Real Estate arranges \$41 million in bridge financing

Klövern AB and GDS Development top out Manhattan office building
D/B COVER B

NYC COVER PAGE 1B

Newmark Knight Frank arranges \$483 million loan for Sotomayor

Product of the Month
D/B PAGE 5B

Executive of the Month
NY PAGE 12A

Johnny Din, CEO of Cycamore Capital, balances his business platform with giving back

Shark Byte Systems launches GarageNet: AI & machine learning transform NYC parking

Executive of the Month
D/B PAGE 3B

Yale Stogel is helping to connect clients with premier engineering, inspection, and testing in NYC

This Week's Sections
Front Section
New York City
Featuring Finance & Retail
Design/Build

Columnist
Ori Goldring

Women in Building Services
Spotlight
SECTION C

Sign up for Daily RE Cap!
Visit nyrej.com/newsletter
Volume 32 • Issue 20